

215 Polar Avenue NE
High River, Alberta

MLS # A2283396

\$59,900



Division:	North Central High River		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	980 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	Underground Utilities
Features:	-		

Inclusions:	Gazebo
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Welcome to this beautifully maintained manufactured home located in a well-managed park with NO AGE RESTRICTIONS. This home has seen extensive updates and renovations, offering comfort, efficiency, and peace of mind for years to come. Laminate flooring runs throughout the majority of the home, with durable vinyl plank flooring in the kitchen. A full renovation completed in 2017 modernized the space, while important mechanical upgrades include a furnace (2020) and front door replaced in 2025. Windows have been replaced, and the poly-B plumbing has been fully removed, adding significant long-term value. Energy efficiency has been a key focus, with Rockwool insulated skirting, upgraded insulation under the home, and additional insulation added under the windows in 2020 & helping keep the home warmer and more comfortable year-round. The hot water tank replaced in 2020. Outside, enjoy a private fenced backyard with a gazebo, perfect for relaxing or entertaining, plus a new storage shed (2023) for added convenience. This move-in-ready home is an excellent opportunity for buyers looking for a well-cared-for property in a park that welcomes all ages.